

# Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Levy Authority Summary

Local Government Name: CHARLES CITY  
Local Government Number: 34G323

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CHARLES CITY RIVERSIDE URBAN RENEWAL	34001	1
CHARLES CITY SW BYPASS URBAN RENEWAL	34002	4
CHARLES CITY EAST PARK URBAN RENEWAL	34003	2
CHARLES CITY SO GRAND URBAN RENEWAL	34004	3
CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL	34009	1

**TIF Debt Outstanding: 4,560,903**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>1,507,728</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,251,702
TIF Sp. Revenue Fund Interest:	23,867
Asset Sales & Loan Repayments:	2,458
<b>Total Revenue:</b>	<b>1,278,027</b>

Rebate Expenditures:	333,490
Non-Rebate Expenditures:	686,780
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,020,270</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>1,765,485</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 1,775,148**

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY RIVERSIDE URBAN RENEWAL  
 UR Area Number: 34001

UR Area Creation Date: 12/1968

UR Area Purpose: to correct physical change cause by  
 a tornado in May 1968

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CHARLES CITY/CHARLES CITY SCH/CC RIVERSIDE UR TIF INCREM	34038	34039	8,836,797

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,309,840	22,632,490	2,335,570	0	-44,448	34,233,452	0	34,233,452
Taxable	0	4,917,139	22,632,490	2,335,570	0	-44,448	29,840,751	0	29,840,751
Homestead Credits									85

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>702,540</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	297,022
TIF Sp. Revenue Fund Interest:	9,382
Asset Sales & Loan Repayments:	2,458
<b>Total Revenue:</b>	<b>308,862</b>

Rebate Expenditures:	157,152
Non-Rebate Expenditures:	107,460
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>264,612</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>746,790</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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## Projects For CHARLES CITY RIVERSIDE URBAN RENEWAL

### Cedar Mall project

Description:	tear down existing mall and replace with 2 new stores
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Farmer's Feed and Grain

Description:	expansion at Farmer's Feed and Grain
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

### Facade Program

Description:	yearly projects and Facade Masterplan
	Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

### Cultural and Entertainment

Description:	Cultural and Entertainment projects
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### CCADC

Description:	yearly payment to ADC for economic development activities
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### Main Street program

Description:	payments for administering Main Street program
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### Administrative Expenses

Description:	city's administrative expenses
Classification:	Administrative expenses

Physically Complete:	No
Payments Complete:	No

## BDH Project

Description:	new building constructed
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Broadnet

Description:	fiber optic system
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For CHARLES CITY RIVERSIDE URBAN RENEWAL

## FFG agreement

Debt/Obligation Type:	Rebates
Principal:	68,590
Interest:	0
Total:	68,590
Annual Appropriation?:	Yes
Date Incurred:	08/01/2011
FY of Last Payment:	2023

## BDH agreement

Debt/Obligation Type:	Rebates
Principal:	37,532
Interest:	0
Total:	37,532
Annual Appropriation?:	Yes
Date Incurred:	06/06/2011
FY of Last Payment:	2023

## Cedar Mall Project

Debt/Obligation Type:	Rebates
Principal:	803,238
Interest:	0
Total:	803,238
Annual Appropriation?:	No
Date Incurred:	12/17/2002
FY of Last Payment:	2019

## Facade Program

Debt/Obligation Type:	Internal Loans
Principal:	47,804
Interest:	0
Total:	47,804
Annual Appropriation?:	Yes
Date Incurred:	08/01/2013
FY of Last Payment:	2014

## Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	6,591
Interest:	0
Total:	6,591
Annual Appropriation?:	Yes
Date Incurred:	08/01/2013
FY of Last Payment:	2014

## CCADC support

Debt/Obligation Type:	Internal Loans
Principal:	12,000
Interest:	0
Total:	12,000
Annual Appropriation?:	Yes
Date Incurred:	08/01/2013
FY of Last Payment:	2014

## Main Street program

Debt/Obligation Type:	Internal Loans
Principal:	21,000
Interest:	0
Total:	21,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2013
FY of Last Payment:	2014

## Broadnet

Debt/Obligation Type:	Internal Loans
Principal:	9,000
Interest:	0
Total:	9,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2013
FY of Last Payment:	2014

## Cultural/Entertainment projects

Debt/Obligation Type:	Internal Loans
Principal:	11,065
Interest:	0
Total:	11,065
Annual Appropriation?:	Yes
Date Incurred:	07/01/2013
FY of Last Payment:	2014

## Non-Rebates For CHARLES CITY RIVERSIDE URBAN RENEWAL

TIF Expenditure Amount:	12,000
Tied To Debt:	CCADC support
Tied To Project:	CCADC

TIF Expenditure Amount:	21,000
Tied To Debt:	Main Street program
Tied To Project:	Main Street program

TIF Expenditure Amount:	6,591
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses

TIF Expenditure Amount:	47,804
Tied To Debt:	Facade Program
Tied To Project:	Facade Program

TIF Expenditure Amount:	9,000
Tied To Debt:	Broadnet
Tied To Project:	Broadnet

TIF Expenditure Amount:	11,065
Tied To Debt:	Cultural/Entertainment projects
Tied To Project:	Cultural and Entertainment

## Rebates For CHARLES CITY RIVERSIDE URBAN RENEWAL

### Cedar Mall Project

TIF Expenditure Amount:	140,899
Rebate Paid To:	Charles City Cedar Mall
Tied To Debt:	Cedar Mall Project
Tied To Project:	Cedar Mall project
Projected Final FY of Rebate:	2019

### BDH project

TIF Expenditure Amount:	6,823
Rebate Paid To:	BDH
Tied To Debt:	BDH agreement
Tied To Project:	BDH Project
Projected Final FY of Rebate:	2020

### FFG project

TIF Expenditure Amount:	9,430
Rebate Paid To:	Farmers Feed and Grain
Tied To Debt:	FFG agreement
Tied To Project:	Farmer's Feed and Grain
Projected Final FY of Rebate:	2017



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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY RIVERSIDE URBAN RENEWAL (34001)  
 TIF Taxing District Name: CHARLES CITY/CHARLES CITY SCH/CC RIVERSIDE UR TIF INCREM  
 TIF Taxing District Inc. Number: 34039

TIF Taxing District Base Year: 1991

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1968

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,309,840	22,632,490	2,335,570	0	-44,448	34,233,452	0	34,233,452
Taxable	0	4,917,139	22,632,490	2,335,570	0	-44,448	29,840,751	0	29,840,751
Homestead Credits									85

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	17,280,820	16,997,080	8,836,797	8,160,283	268,634

FY 2014 TIF Revenue Received: 297,022

## Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL  
 UR Area Number: 34002  
 UR Area Creation Date: 11/1993

UR Area Purpose: To improve the streets and roadways along with major extensions of water and sanitary sewer systems into areas that will service existing industries and create a favorable environment for new business and industry

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CHARLES CITY/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM	34040	34041	14,728,125
CHARLES CITY AG/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM	34042	34043	0
ST CHARLES TWP/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM	34044	34045	0
ST CHAS TWP/CHARLES CITY SCH/SW BYPASS AMENDED `03 UR TIF INC	34079	34080	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,751,230	3,616,700	525,630	44,726,760	0	-16,668	50,603,652	0	50,603,652
Taxable	1,049,569	1,910,215	525,630	44,726,760	0	-16,668	48,195,506	0	48,195,506
Homestead Credits									27

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **601,023** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 499,998  
 TIF Sp. Revenue Fund Interest: 9,572  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 509,570**

Rebate Expenditures: 158,905  
 Non-Rebate Expenditures: 202,463  
 Returned to County Treasurer: 0  
**Total Expenditures: 361,368**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **749,225** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For CHARLES CITY SW BYPASS URBAN RENEWAL

### MITAS expansion

Description:	new business and expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Valero water main extension

Description:	extension of water main to Valero
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

### CCADC support

Description:	support of CCADC economic development activities
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### city administrative expenses

Description:	city administrative services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CHARLES CITY SW BYPASS URBAN RENEWAL

### Valero main extension

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	810,199
Interest:	172,516
Total:	982,715
Annual Appropriation?:	No
Date Incurred:	06/01/2007
FY of Last Payment:	2020

### MITAS development agreement

Debt/Obligation Type:	Rebates
Principal:	1,113,000
Interest:	0
Total:	1,113,000
Annual Appropriation?:	No
Date Incurred:	09/30/2011
FY of Last Payment:	2023

### CCADC support

Debt/Obligation Type:	Internal Loans
Principal:	35,000
Interest:	0
Total:	35,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2013
FY of Last Payment:	2015

### Administrative costs

Debt/Obligation Type:	Internal Loans
Principal:	11,500
Interest:	0
Total:	11,500
Annual Appropriation?:	Yes
Date Incurred:	07/01/2013
FY of Last Payment:	2015

## Non-Rebates For CHARLES CITY SW BYPASS URBAN RENEWAL

TIF Expenditure Amount:	151,500
Tied To Debt:	Valero main extension
Tied To Project:	Valero water main extension

TIF Expenditure Amount:	15,963
Tied To Debt:	Administrative costs
Tied To Project:	city administrative expenses

TIF Expenditure Amount:	35,000
Tied To Debt:	CCADC support
Tied To Project:	CCADC support

## Rebates For CHARLES CITY SW BYPASS URBAN RENEWAL

### MITAS

TIF Expenditure Amount:	158,905
Rebate Paid To:	MITAS
Tied To Debt:	MITAS development agreement
Tied To Project:	MITAS expansion
Projected Final FY of Rebate:	2030

## **Jobs For CHARLES CITY SW BYPASS URBAN RENEWAL**

Project:	MITAS expansion
Company Name:	MITAS Tires
Date Agreement Began:	07/01/2011
Date Agreement Ends:	07/01/2014
Number of Jobs Created or Retained:	154
Total Annual Wages of Required Jobs:	4,173,708
Total Estimated Private Capital Investment:	53,000,000
Total Estimated Cost of Public Infrastructure:	0



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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL (34002)  
 TIF Taxing District Name: CHARLES CITY/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM  
 TIF Taxing District Inc. Number: 34041

TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	197,930	40,480	44,726,760	0	-1,852	44,963,318	0	44,963,318
Taxable	0	104,539	40,480	44,726,760	0	-1,852	44,869,927	0	44,869,927
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	15,129,410	29,835,760	14,728,125	15,107,635	497,339

FY 2014 TIF Revenue Received: 499,998

## TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL (34002)  
 TIF Taxing District Name: CHARLES CITY AG/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM  
 TIF Taxing District Inc. Number: 34043

TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	123,120	0	0	0	0	0	123,120	0	123,120
Taxable	73,789	0	0	0	0	0	73,789	0	73,789
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	145,790	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL (34002)  
 TIF Taxing District Name: ST CHARLES TWP/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM  
 TIF Taxing District Inc. Number: 34045

TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	556,150	1,137,080	485,150	0	0	-1,852	2,176,528	0	2,176,528
Taxable	333,319	600,566	485,150	0	0	-1,852	1,417,183	0	1,417,183
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	809,330	1,369,050	0	1,369,050	30,907

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL (34002)  
 TIF Taxing District Name: ST CHAS TWP/CHARLES CITY SCH/SW BYPASS AMENDED `03 UR TIF INC  
 TIF Taxing District Inc. Number: 34080

TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2002

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,071,960	2,281,690	0	0	0	-12,964	3,340,686	0	3,340,686
Taxable	642,461	1,205,110	0	0	0	-12,964	1,834,607	0	1,834,607
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,808,490	1,545,160	0	1,545,160	34,883

FY 2014 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY EAST PARK URBAN RENEWAL  
 UR Area Number: 34003

UR Area Creation Date: 04/1996

UR Area Purpose: to promote the commercial and industrial development of East Park Subdivision

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CHARLES CITY/CHARLES CITY SCH/CC EAST PARK UR TIF INCREM	34062	34065	994,979
CHARLES CITY AG/CHARLES CITY SCH/CC EAST PARK UR TIF INCREM	34064	34066	53,230

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	91,740	0	527,210	1,214,630	0	0	1,833,580	0	1,833,580
Taxable	54,983	0	527,210	1,214,630	0	0	1,796,823	0	1,796,823
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:**

**21,669**

**0**

**Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 35,041

TIF Sp. Revenue Fund Interest: 206

Asset Sales & Loan Repayments: 0

**Total Revenue: 35,247**

Rebate Expenditures: 17,433

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

**Total Expenditures: 17,433**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:**

**39,483**

**0**

**Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For CHARLES CITY EAST PARK URBAN RENEWAL

### MTE Expansion

Description:	MTE Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CHARLES CITY EAST PARK URBAN RENEWAL

### MTE agreement

Debt/Obligation Type:	Rebates
Principal:	120,000
Interest:	0
Total:	120,000
Annual Appropriation?:	Yes
Date Incurred:	12/20/2010
FY of Last Payment:	2018

## Rebates For CHARLES CITY EAST PARK URBAN RENEWAL

### MTE

TIF Expenditure Amount:	17,433
Rebate Paid To:	MTE
Tied To Debt:	MTE agreement
Tied To Project:	MTE Expansion
Projected Final FY of Rebate:	2018

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014



### TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY EAST PARK URBAN RENEWAL (34003)  
 TIF Taxing District Name: CHARLES CITY/CHARLES CITY SCH/CC EAST PARK UR TIF INCREM  
 TIF Taxing District Inc. Number: 34065  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1996

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	527,210	1,214,630	0	0	1,741,840	0	1,741,840
Taxable	0	0	527,210	1,214,630	0	0	1,741,840	0	1,741,840
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	290,020	1,451,820	994,979	456,841	15,039

FY 2014 TIF Revenue Received: 35,000

### TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY EAST PARK URBAN RENEWAL (34003)  
 TIF Taxing District Name: CHARLES CITY AG/CHARLES CITY SCH/CC EAST PARK UR TIF INCREM  
 TIF Taxing District Inc. Number: 34066  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1996

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	91,740	0	0	0	0	0	91,740	0	91,740
Taxable	54,983	0	0	0	0	0	54,983	0	54,983
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	38,510	53,230	53,230	0	0

FY 2014 TIF Revenue Received: 41

## Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SO GRAND URBAN RENEWAL  
 UR Area Number: 34004  
 UR Area Creation Date: 12/1994

The purpose of this plan is to improve the streets and roadways along with major etensions of watermains, sanitary sewer and storm sewer systems for new commercial, industrial and residential development

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CHARLES CITY/CHARLES CITY SCH/S GRAND UR TIF INCREM	34056	34057	8,020,178
CHARLES CITY AG/CHARLES CITY SCH/S GRAND UR TIF INCREM	34058	34059	224,264
ST CHARLES TWP/CHARLES CITY SCH/CC S. GRAND UR TIF INCREM	34060	34061	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	882,310	1,895,240	19,354,510	0	0	-7,408	22,124,652	0	22,124,652
Taxable	528,797	1,001,003	19,354,510	0	0	-7,408	20,876,902	0	20,876,902
Homestead Credits									15

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:**

**-647**

**0**

**Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 277,267  
 TIF Sp. Revenue Fund Interest: 1,701  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 278,968**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 268,416  
 Returned to County Treasurer: 0  
**Total Expenditures: 268,416**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:**

**9,905**

**0**

**Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For CHARLES CITY SO GRAND URBAN RENEWAL

### Infrastructure

Description:	infrastructure for new businesses
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### City administrative expenses

Description:	City administrative Expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For CHARLES CITY SO GRAND URBAN RENEWAL

### 2013 Refunding Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	152,000
Interest:	1,785
Total:	153,785
Annual Appropriation?:	No
Date Incurred:	06/29/2005
FY of Last Payment:	2014

### CPP lining

Debt/Obligation Type:	Internal Loans
Principal:	108,105
Interest:	0
Total:	108,105
Annual Appropriation?:	No
Date Incurred:	07/01/2013
FY of Last Payment:	2014

### city administrative expenses

Debt/Obligation Type:	Internal Loans
Principal:	6,526
Interest:	0
Total:	6,526
Annual Appropriation?:	Yes
Date Incurred:	07/01/2013
FY of Last Payment:	2014

## Non-Rebates For CHARLES CITY SO GRAND URBAN RENEWAL

TIF Expenditure Amount:	153,785
Tied To Debt:	2013 Refunding Bond
Tied To Project:	Infrastructure

TIF Expenditure Amount:	108,105
Tied To Debt:	CPP lining
Tied To Project:	Infrastructure

TIF Expenditure Amount:	6,526
Tied To Debt:	city administrative expenses
Tied To Project:	City administrative expenses

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SO GRAND URBAN RENEWAL (34004)  
 TIF Taxing District Name: CHARLES CITY/CHARLES CITY SCH/S GRAND UR TIF INCREM  
 TIF Taxing District Inc. Number: 34057  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,547,310	19,354,510	0	0	-5,556	20,896,264	0	20,896,264
Taxable	0	817,238	19,354,510	0	0	-5,556	20,166,192	0	20,166,192
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,559,140	17,342,680	8,020,178	9,322,502	306,894

FY 2014 TIF Revenue Received: 277,267

## TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SO GRAND URBAN RENEWAL (34004)  
 TIF Taxing District Name: CHARLES CITY AG/CHARLES CITY SCH/S GRAND UR TIF INCREM  
 TIF Taxing District Inc. Number: 34059  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	374,190	0	0	0	0	0	374,190	0	374,190
Taxable	224,264	0	0	0	0	0	224,264	0	224,264
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	62,060	224,264	224,264	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SO GRAND URBAN RENEWAL (34004)  
 TIF Taxing District Name: ST CHARLES TWP/CHARLES CITY SCH/CC S. GRAND UR TIF INCREM  
 TIF Taxing District Inc. Number: 34061  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	508,120	347,930	0	0	0	-1,852	854,198	0	854,198
Taxable	304,533	183,765	0	0	0	-1,852	486,446	0	486,446
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,037,670	0	0	0	0

FY 2014 TIF Revenue Received: 0



## Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL  
 UR Area Number: 34009

UR Area Creation Date: 04/2003

UR Area Purpose: To stimulate economic development activities within the district

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CHARLES CITY CITY/CHARLES CITY SCH/PARK AVE ECON DEV UR TIF INC	34081	34082	4,298,082

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,176,310	0	0	0	-20,372	8,155,938	0	8,155,938
Taxable	0	4,318,454	0	0	0	-20,372	4,298,082	0	4,298,082
Homestead Credits									39

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>183,143</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	142,374
TIF Sp. Revenue Fund Interest:	3,006
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>145,380</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	108,441
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>108,441</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>220,082</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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## Projects For CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL

### Allied Subdivision

Description:	new housing subdivision
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### Administrative expenses

Description:	administrative expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### CCADC Support

Description:	support of local area development corporation
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL

### Allied 4th

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	143,171
Interest:	21,947
Total:	165,118
Annual Appropriation?:	No
Date Incurred:	06/01/2007
FY of Last Payment:	2022

### Allied 5th and 6th

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	44,487
Interest:	14,685
Total:	59,172
Annual Appropriation?:	No
Date Incurred:	07/17/2008
FY of Last Payment:	2024

### 2007A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	135,000
Interest:	38,631
Total:	173,631
Annual Appropriation?:	No
Date Incurred:	07/11/2007
FY of Last Payment:	2023

### 2008C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	178,000
Interest:	65,285
Total:	243,285
Annual Appropriation?:	No
Date Incurred:	06/01/2009
FY of Last Payment:	2024

### 2003 Park Ave

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	77,300
Interest:	12,122
Total:	89,422
Annual Appropriation?:	No

Date Incurred:	06/01/2004
FY of Last Payment:	2020

## 2005 Park Ave

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	196,000
Interest:	45,925
Total:	241,925
Annual Appropriation?:	No
Date Incurred:	01/10/2005
FY of Last Payment:	2022

## 2005B Park Ave

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	34,030
Interest:	1,369
Total:	35,399
Annual Appropriation?:	No
Date Incurred:	06/01/2006
FY of Last Payment:	2017

## CCADC support

Debt/Obligation Type:	Internal Loans
Principal:	5,500
Interest:	0
Total:	5,500
Annual Appropriation?:	Yes
Date Incurred:	07/01/2013
FY of Last Payment:	2014

## Non-Rebates For CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	1,335
Tied To Debt:	Allied 5th and 6th
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	10,165
Tied To Debt:	2005B Park Ave
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	16,473
Tied To Debt:	2007A
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	12,696
Tied To Debt:	2003 Park Ave
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	24,640
Tied To Debt:	2005 Park Ave
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	20,790
Tied To Debt:	2008C
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	16,842
Tied To Debt:	Allied 4th
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	5,500
Tied To Debt:	CCADC support
Tied To Project:	CCADC Support

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

Local Government Name:	CHARLES CITY (34G323)
Urban Renewal Area:	CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL (34009)
TIF Taxing District Name:	CHARLES CITY CITY/CHARLES CITY SCH/PARK AVE ECON DEV UR TIF INC
TIF Taxing District Inc. Number:	34082
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2003

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,176,310	0	0	0	-20,372	8,155,938	0	8,155,938
Taxable	0	4,318,454	0	0	0	-20,372	4,298,082	0	4,298,082
Homestead Credits									39

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,230	4,298,082	4,298,082	0	0

FY 2014 TIF Revenue Received: 142,374